



Grange Road,
Southport, PR9 9AD
Price: £500,000 Subject to Contract

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this outstanding detached house which has been extended and improved by the current owners, including a full rosemary tiled reroof in 2017.

In the opinion of the Agents, the property offers beautifully presented, attractively planned and pleasantly proportioned accommodation briefly comprising Entrance Vestibule, Hall, Cloakroom, Living Room, Dining Room, Kitchen/Breakfast Room, Utility and Shower Room to the ground floor with four double Bedrooms and Bathroom on the first floor. A further double Bedroom and Study occupy the top floor.

Outside, the property stands in mature gardens, with twin, wrought iron gates giving access to a block paved driveway to front, double gates accessing a car port and double length garage beyond with integral workshop. The rear garden is a particular feature, arranged with block paved patio, pergola, stone built bbq, timber garden shed, summer house and shaped lawn with well stocked, established shrub borders.

Grange Road forms part of a popular residential area located off Roe Lane and is conveniently placed for access to a number of highly regarded local schools and the Town Centre.



GROUND FLOOR:

RECEPTION HALL



DINING ROOM

5.11m into bay x 4.47m (16'9" x 14'8")



UTILITY ROOM

1.78m x 1.75m (5'10" x 5'9")



LIVING ROOM

5.28m x 3.86m (17'4" x 12'8")



KITCHEN/BREAKFAST ROOM

5.28m x 2.92m (17'4" x 9'7")



SHOWER ROOM

2.64m x 1.65m (8'8" x 5'5")



FIRST FLOOR:

BEDROOM 1

5.05m into bay x 4.42m (16'7" x 14'6")



BEDROOM 2

5.33m x 3.86m (17'6" x 12'8")



BEDROOM 3

5.13m overall x 4.11m overall (16'10" x 13'6")



BEDROOM 4

2.92m x 2.21m (9'7" x 7'3")

BATHROOM

3.02m x 2.03m (9'11" x 6'8")



SECOND FLOOR:

BEDROOM 5

6.17m x 3.81m (20'3" x 12'6")



STUDY

3.53m x 2.97m (11'7" x 9'9")



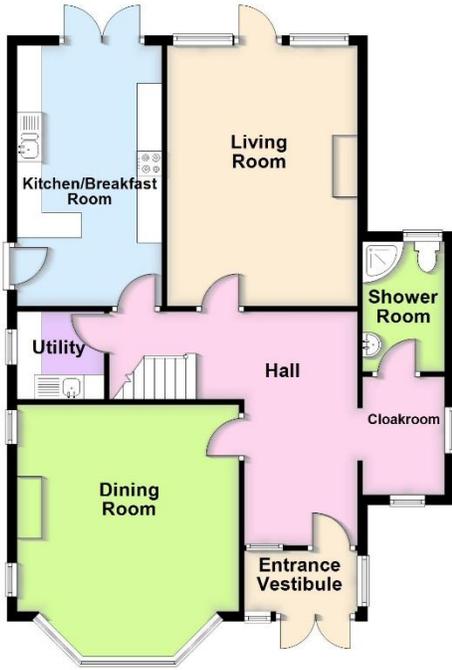
OUTSIDE:

The property stands in mature gardens, with twin, wrought iron gates giving access to a block paved driveway to front, double gates accessing a car port and double length garage beyond with integral workshop. The rear garden is a particular feature, arranged with block paved patio, pergola, stone built bbq, timber garden shed, summer house and shaped lawn with well stocked, established shrub borders.



Ground Floor

Approx. 88.5 sq. metres (952.7 sq. feet)



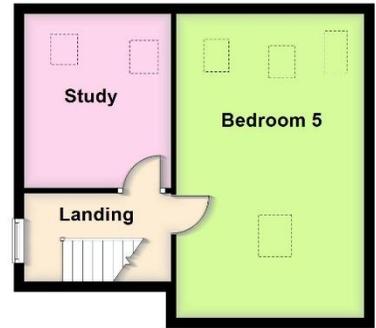
First Floor

Approx. 85.3 sq. metres (918.5 sq. feet)



Second Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



Total area: approx. 213.9 sq. metres (2302.7 sq. feet)

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (F)

Tenure:

Freehold

Mobile Phone Signal:

Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

Broadband:

Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	